

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, SEPTEMBER 18, 2012**

MEMBERS PRESENT: Paula Caron, Chair
John DiPasquale
Mike DiPietro
Paul Fontaine, Jr.
Mike Hurley
Kristin Sweeney Moore
Andrew Van Hazinga

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 6:03 p.m. in the Veteran's Room, First Floor, City Hall.

Meeting Minutes

Minutes of August meeting not yet completed, deferred action until next month.

ANR plans

None.

Minor Site Plan Review

Zeda's Pizza, 68 Laurel St. - modified parking & outside seating

Alan Wernick in to discuss revised plan. Since Zeda's opened last year, they have added four picnic tables outside the front door, in an area fenced off from the parking lot. Also, the parking spaces are in a different arrangement than what was showed on the approved site plan. There are 22 parking spaces on site, which is beyond the min. # required.

Motion made (Mr. Fontaine) & seconded (Mr. Hurley) to Approve Site Plan modification.
Vote 6-0 in favor.

PUBLIC HEARINGS

Special Permit - Eternal Life Radio, Inc., 609 Wanoosnoc Rd., installation of radio antenna

Rosemary Reynolds, Kathleen Daignault and other parishioners from Madonna of the Holy Rosary Church on Theresa St. present.

Skip, a representative of the company installing the antenna explained proposal – a proposed FM transmitting antenna at the 90-foot level on monopole at the end of Wanoosnoc Rd. Additional radio station equipment will be in a 3' x5' space within the existing fenced-in area.

Per their FCC license, their radio transmitter is limited to a specific location at Wanoosnoc Rd.

There was no public comment.
Hearing closed.

Motion made (Mr. Fontaine) & seconded (Mr. DiPasquale) to Approve Special Permit, and to also waive the \$300 Special Permit application fee, as requested by the applicant. Vote 7-0 in favor.

Discussion: Has this been done w/ all other non-profits or religious organizations? Mike will check.

Site Plan Review - 535 Water Street, LLC, 535 Water St., 9,600 sq. ft. restaurant/bar

Bill Hannigan, engineer on project had requested postponement until next month due to issues that had come up at the License Commission recently.
Hearing postponed to Oct. 16th.

OTHER BUSINESS

Site Plan modification - 80 South St., Christmas Oaks Planning & Development – student housing

Scheduled to be re-heard by ZBA in October. No need to revisit Planning Board, since they had already approved the plan w/ 20 on-site parking spaces.

68 Airport Road – site plan for additional parking

Brian Rehrig is having site plan prepared. Not ready yet. Item postponed to October.

Walgreens / Auto Zone

Atty. Watts was in with Jeff Coffman, property owner & a representative of Auto Zone to request three revisions to the Auto Zone Site Plan: a revised landscaping plan, revised lighting plan, & substituting for the vinyl fence. After much discussion, the Board decided:

1. To eliminate two Japanese Zelkova shade trees (Zelkova serrata "Village Green") from the planting islands in front of the two front corners of the proposed Auto Zone.
2. To approve revisions to lighting plan as shown on plan dated 8-27-12
3. Against changing from Vinyl fence around dumpster to wooden stockade fence. Keep Vinyl fence !

Town & Country Apartments – proposed additional building

Jamie Rheault, Whitman & Bingham & a rep. of the property owner presented plans for a five story (garage on 1st level & four stories above) 48 unit rental building #9 at Town & Country Apartments. Will be by Special Permit from Planning Board. They will be filing plans shortly.

Discussion about possible future meeting rooms, once City Hall is vacated.
Mike will send out list of possible locations.

Several Board members needed to attend the Appointments Committee meeting next door for their re-appointments.

Meeting adjourned: 7:15 p.m.

Next meeting: October 16, 2012

Minutes approved 10-16-12